

**Meeting of the Executive Members for  
Housing and Adult Social Services and  
Advisory Panel**

4<sup>th</sup> June 2007

Report of the Director of Housing and Adult Social Services

**Housing and Adults Social Services Capital Programme – Out turn  
Report 2006/07**

**Summary**

1. This report presents the out turn position of the 2006/07 Housing and Adult Social Services Capital Programme and the resources available to support it.

**Background**

2. During the year the Executive Members have received reviews of the Capital Programme at first and second quarters, highlighting any major changes in the agreed programme or the resources available to fund it.
3. Staff have reviewed the progress of investment projects during the final 6 months of 2006/07 and the resources needed to fund them. Minor variations have been agreed under officers delegated authority and slippage into 2007/08 identified. Detailed schedules are attached as Annex 1 and 2.
4. The value of the approved Housing Capital Programme is £10,041k with £4,581k funded through the MRA. There is a total of £160k slippage on the capital funded element of the programme into 2007/08 and an overspend of £176k. These are set out in Tables 1 to 4 in paragraphs 9 to 18 for the Executive Member's approval and information.
5. There is an underspend of £190k on the MRA funded element of the programme. These are set out in Table 5 in paragraphs 19 and 20 for the Executive Member's approval and information.
6. The value of the approved Social Services Capital Programme is £671k of which £205k is grant funded. There is a total of £16k slippage and a net overspend of £11k.

## Consultation

7. There is no consultation required to complete this report.

## Options

8. As this report is for information only there are no options included in this report.

## Analysis - Housing

9. **Table 1 – Modernisation of Local Authority Homes (Capital Scheme)**

Scheme	Approved Budget 2006/07 £k	Revised Costs 2006/07 £k	(Under)/Over spend 2006/07 £k	Slippage into 2007/08 £k
Backfills	553	934	381	0
Scooter Stores	49	15	0	34
Demolitions	24	14	0	10

10. The £381k overspend on Tenants Choice Backfills is due to workload issues elsewhere on Tenants Choice schemes, predominantly a delay on the Foxwood programme resulted in a requirement to redirect contractors hence accelerating properties on the backfill list resulting in an increase in properties being modernised. The slippage on Scooter Stores has resulted due to long term staff sickness causing delays in the programme that were unable to catch up and the demolition project was one which only started late in the financial year and has unfortunately over-run.
11. There have been minor variations within officers delegation on various schemes resulting in an underspend of £8k. This is made up of an overspend of £13k on Kitchens, and underspends of £11k on Communal Security Doors, £6k on Burglar Alarms and £4k on Window Replacement.

12. **Table 2 – Repairs to Local Authority Properties**

Scheme	Approved Budget 2006/07 £k	Revised Costs 2006/07 £k	(Under) / Overspend 2006/07 £k
Installation and Replacement of Heating Systems	1673	1453	(220)

13. The Heating Programme is showing an underspend due to programming issues on behalf of the contractor, the overall partnering contract is a 3 year programme which is on course to deliver however at year end has slipped into an underspend. There have been minor variations within officers delegation on various schemes resulting in an overspend of £16k. This is made up of a £1k underspend on the refurbishment of 92 Holgate Road, a £5k overspend on Reroofing Works, a £5k overspend on Communal Access Flooring, a £2k overspend on Security Lighting, a £1k overspend on External Communal Areas and a £4k overspend on Cladding Denis Wilde Homes.
14. **Assistance to Older & Disabled People**, There have been minor variations within officers delegation on various schemes resulting in an overspend of £27k. This is made up of a £40k overspend on Council Adaptations and underspends of £10k on Discus Bungalows and £3k on Occupational Therapy Capitalised Salaries.
15. **Table 3 – Housing Grants & Associated Investment**

Scheme	Approved Budget 2006/07 £k	Revised Costs 2006/07 £k	(Under)/Overspend 2006/07 £k
York Repair Grant	505	565	60

16. The over spend on the York Repair Grant is due to increased demand and a need for emergency works and is offset by the minor variations within officers delegation on various other schemes which result in an underspend of £80k. This is made up of underspends of £11k on Mandatory DFG, £40k on Landlords Housing Grant, £17k on Decent Homes Grants, £9k on Capitalised Salaries and £3k on Energy Efficiency Grants.
17. **Table 4 – Miscellaneous**

Scheme	Approved Budget 2006/07 £k	Revised Costs 2006/07 £k	(Under)/Over spend 2006/07 £k	Slippage into 2007/08 £k
Homeless Hostel	251	139	0	112
Travellers	209	205	0	4

18. Both of the above schemes are 2 year programmes and slippage has resulted due to specific programming issues, they remain on course for completion within 2007/08.

19. **Table 5 – Modernisation of Local Authority Homes (MRA)**

Scheme	Approved Budget 2006/07 £k	Revised Costs 2006/07 £k	(Under)/Overspend 2006/07 £k
Tang Hall Tenants Choice	2,203	2,287	84
Foxwood Phase 2 Tenants Choice	1,229	987	(242)

20. The overspend on Tang Hall has resulted due to an increase in properties modernised due to 100% of residents requesting modernisation. The underspend to Foxwood Phase 2 has resulted due to delays from United Utilities as regards installing a mains gas network to 4 blocks of flats that has yet to be carried out. There have been minor variations within officers delegation on various schemes resulting in an underspend of £32k. This is made up of a £6k overspend on Miscellaneous Backfills, a £17k underspend on Capitalised Salaries, a £4k underspend on Delwood and a £17k underspend on Clifton.

**Analysis – Adult Social Services**

21. Staff have reviewed the progress of investment projects during the final 6 months of 2006/07 and the resources needed to fund them. Minor variations have been agreed under officers delegated authority and slippage into 2007/08 identified. A detailed schedule is attached as Annex 2.
22. There is £7k slippage on the Modernisation of Windsor House EPH into the 2007/08 programme due to additional works following the major contract and £9k slippage on the relocation of Hebden Rise again due to unforeseen works. There is an underspend of £13k on the Relocation of Hebden Rise project, with other minor underspends of £5k on the Community Equipment Loan Service, £7k on the Modernisation of Oliver House EPH and other minor variations totalling £1k.
23. There is a £35k overspend on the Morrell House project due to an increase in cost of the contract emanating from the requirement for extra works on the main contract.

**Corporate Priorities**

24. The completion of the Capital Programme contributes to 2 of the Councils Corporate Priorities, namely

*‘Improve the health and lifestyles of the people who live in York, in particular among groups whose levels of health are poorest’ and ‘Improve the quality and availability of decent, affordable homes in the city’*

## **Implications**

### **Financial - Housing**

25. The final outturn position of the Housing Capital Programme is £9,867k compared to the approved programme of £10,041k. The variation of £174k is due to slippage of £160k and a net underspend of £14k.
26. The number of homes sold under Right to Buy was 36. The average valuation was £110k and the average sales price after discount was £86k. The useable capital receipt totalled £807k.

### **Financial – Adult Social Services**

27. The final outturn position on the Social Services Capital Programme is £666k gross compared to the approved programme of £671k gross. The variation of £5k is due to slippage of £16k and an overall overspend of £11k.

### **Human Resources (HR)**

28. There are no HR implications

### **Equalities**

29. There are no equality implications

### **Legal**

30. There are no legal implications

### **Crime and Disorder**

31. There are no crime and disorder implications

### **Information Technology (IT)**

32. There are no IT implications

### **Property**

33. There are no property implications

### **Risk Management**

34. This report follows due process and presents the current out turn position and does not request decisions from a number of options hence does not contain risk.

### **Recommendations**

35. The Executive Members are requested to

- Approve the changes to the Housing And Adult Social Services Capital Programme set out in the report.
- Refer the slippage of £16k on Social Services and £160k on Housing to the Executive for approval
- Reason: to inform the Executive Members on progress on the capital programme

## Contact Details

### Author:

Mark Grandfield  
Asset Manager  
HASS  
Tel No. 01904 553733

### Chief Officer Responsible for the report:

Bill Hodson  
Director

Report Approved

Date 11/05/07

**Specialist Implications Officer(s)** *None*

**Wards Affected:** *List wards or tick box to indicate all*

All  *all*

For further information please contact the author of the report

### Background Papers:

None

### Annexes:

**Annex 1. Housing Capital Scheme Details**

**Annex 2. Adult Social Services Capital Scheme Details.**